

# Rolfe East



Tentelow Lane, Norwood Green, UB2 4LP.

£1,250,000 Freehold

- Flexible living accommodation
- Gated Off Street Parking for Multiple Cars
- Three bathrooms
- Huge 140ft Private Rear Garden
- Hi-Tech Control 4 Home System
- Open plan living
- Home Gym
- Minimum five double bedrooms
- Must be viewed

A quite beautifully presented, spacious, light and high-tech minimum five double bedroom, three bathroom family home with a huge private rear garden with a gym and gated multiple off street parking, situated in sought after Norwood Green.

As you arrive at this stunning family home, you are greeted with attractive and private electric gates leading to the multiple off street parking. Double front entrance doors lead to the wide and welcoming hallway leading into the stunning and light and bright open plan living area providing a fully fitted kitchen with breakfast bar, dining area and lounge with stunning bi-folding doors leading to the garden. Further accommodation on the ground floor continues with a fifth guest bedroom, an office/playroom/further bedroom if required, a downstairs cloakroom and a utility room. On the first floor, there are three double bedrooms, with the master bedroom and en suite spanning the entire width of the house. There is also a very large family bathroom. On the top floor there is another large double bedroom with stunning en suite.

The property boasts much technology, with built in Sonos speakers throughout the entire house, CCTV, a cinema system, garden sprinkler systems, heating and much more, all controllable by the superb Control4 App, with wall pads throughout the house or from the comfort of your smart phone. Outside, there is an amazing garden of approximately 140 ft, with a very well maintained lawn and an array of beautiful mature trees, plants and flowers. To the rear of the garden, there is a lovely little footbridge leading over a pond which then leads directly to an impressive home gym, with its own bi-folding doors, underfloor heating and WC, so this could also be used as further guest accommodation or even as a large office, games room, bar or workshop!

Norwood Green is a leafy and sought after residential village, close to the Grand Union Canal and the green open spaces of Osterley and Norwood Green parks. Southall and Hanwell stations are within reach giving Elizabeth Line connectivity into London. Furthermore, families will be pleased with the choice of local schools, shops and pubs..



Council Tax Band: E





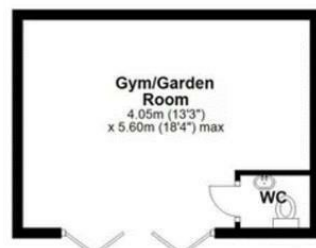








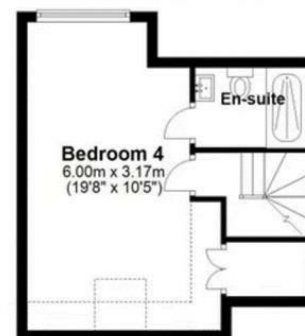
**Ground Floor**  
Approx. 107.1 sq. metres (1153.0 sq. feet)



**First Floor**  
Approx. 69.4 sq. metres (747.3 sq. feet)



**Second Floor**  
Approx. 28.9 sq. metres (311.0 sq. feet)



Total area: approx 208.4 sq.metres (2279 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 